

Land Valuation 1910

Reference no. 2392 (also includes 2374, 2371, 2397)

Map no. 72.9 SE/F,K, 72.10 SW/A, C, 72.9 NE/U, 72.10 NW/R (unclear which is which)

Situation Spring Hill Farm, Rawtenstall

Description Farm houses, lands, buildings etc

Gross Value Land £

Rateable Value land £

Gross Value Buildings £

Rateable Value Buildings £

Occupier William Spence

Owner

Interest of owner Copyhold

Superior interests

Occupier's tenancy, term from

Actual (or estimated) rent, £

Who pays (a) rates and taxes
(b) insurance

Who is liable for repairs

Particulars, description and notes made on inspection

Stone farm buildings, covered (*illeg*) slates, the whole in good condition and conveniently planned. Accom comprises 25 cows, 2 stall stable and loose box, dairy, granary, pig pens, hen runs etc etc. Good spring water supply. NB the premises now used as the farm house are known as No 1 Higher Clough Fold.

Charges, Easements and Restrictions affecting market value of Fee Simple

Valuation

Market/Value of Fee Simple in possession of whole property in its present condition **£1485**

Deduct Market Value of Site under similar circumstances, but if divested of structures, timber, fruit trees and other things growing on the land. **£985**

Difference Balance, being portion of market value attributable to structures, timber etc **£500**

Divided as follows:

Buildings and structures **£500**

Machinery

Timber

Fruit trees

Other things growing

Market/Value of Fee Simple in possession of whole in its present condition as before **£1483**

Add for additional value represented by any of the following:

Charges (excluding land tax)

Restrictions **Copyhold £30, Footpaths £15**

Gross Value **£1530**

Less value attributable to structure etc as before **£500**

Full site value **£1030**

Gross value as before **£1530**

Less deductions in respect of:

If copyhold, estimated cost of enfranchisement **£30**

Public rights of way or user **£15**

Total value **£1485**

Less value attributable to structure etc as before **£500**

Expense of clearing site **£500**

ASSESSABLE SITE VALUE £985

If Agricultural land, the value for agricultural purposes excluding sporting rights **£1485**

